

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **February 10, 2004**

AGENDA ITEM NO.: 7

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Conditional Use Permit (CUP) – 1616-1620 Grace Street**

RECOMMENDATION: Approval of the requested CUP.

SUMMARY: Elizabeth T. Diggs is petitioning for a Conditional Use Permit at 1616-1620 Grace Street to allow the use of an existing structure as a group home for unwed pregnant teenage girls and their infants in an R-3, Medium Density Two-Family Residential District. The Planning Division recommended approval of the CUP because:

- Petition agrees with the *Comprehensive Plan* in that a group home is a permitted use in a Traditional Residential Area.
- Petition agrees with the Zoning Ordinance in that operation of a group home is permitted in an R-3, Two-Family Residential District upon approval of a Conditional Use Permit by the City Council.
- The petition indicates a need for a facility in the area that provides care and a supportive environment for teenage mothers before and after birth of their infants.

Section 35.1-15(f) of the Zoning Ordinance states: "In approving a conditional use permit City Council may impose any conditions which it deems necessary or appropriate."

PRIOR ACTION(S):

January 14, 2004: Planning Division recommended approval of the CUP.
Planning Commission recommended approval 6-1 of the CUP with the following conditions:

1. The property will be developed in substantial compliance with the site plan dated December 22, 2003.
2. A vegetative buffer shall be provided around the perimeter of the property to screen the group home from adjacent properties.
3. No more than four (4) clients and four (4) infants, with supervision will occupy the residence at any one time.
4. The building will meet all building code requirements as determined by the Inspections Division.
5. No signs shall be permitted on the property indicating the use as a group home.
6. A subdivision plat will be submitted and approved vacating the interior lot line.
7. Parking for staff and visitors shall be in the driveway and/or parking area, not on the street.
8. The entire property will be lighted.
9. The parking lot will be lighted.
10. The entire property will be fenced.
11. The play area shall be fenced and shall contain playground equipment.
12. The landscaping plan shall comply with "CPTED" principles.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 455-3902
Tom Martin / 455-3909

ATTACHMENT(S):

- Resolution
- PC Report
- PC minutes
- Site plan
- Narrative

REVIEWED BY: lkp

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ELIZABETH T. DIGGS FOR USE OF THE PROPERTY AT 1616-1620 GRACE STREET AS A GROUP HOME.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG That the petition of Elizabeth T. Diggs for a Conditional Use Permit at 1616-1620 Grace Street to operate a group home for unwed mothers be, and the same is hereby, approved, subject to the following conditions:

1. The property will be developed in substantial compliance with the site plan dated December 22, 2003.
2. A vegetative buffer shall be provided around the perimeter of the property to screen the group home from adjacent properties.
3. No more than four (4) clients and four (4) infants, with supervision will occupy the residence at any one time.
4. The building will meet all building code requirements as determined by the Inspections Division.
5. No signs shall be permitted on the property indicating the use as a group home.
6. A subdivision plat will be submitted and approved vacating the interior lot line.
7. Parking for staff and visitors shall be in the driveway and/or parking area, not on the street.
8. The entire property will be lighted.
9. The parking lot will be lighted.
10. The entire property will be fenced.
11. The play area shall be fenced and shall contain playground equipment.
12. The landscaping plan shall comply with "CPTED" principles.

Adopted:

Certified:

Clerk of Council

013L

To: Planning Commission
From: Planning Division
Date: January 14, 2004
Re: **CONDITIONAL USE PERMIT (CUP): Group Home by Elizabeth T. Diggs, at 1616-1620 Grace Street**

I. PETITIONER

Elizabeth T. Diggs, 1709 Arkansas Avenue, Lynchburg, VA 24501

Representative: Elizabeth T. Diggs, 1709 Arkansas Avenue, Lynchburg, VA 24501.

II. LOCATION

1616-1620 Grace Street, Lynchburg, 24501

Property Owners: 1616 Grace Street: Lynman Connor; 1620 Grace Street: Mary Walters

III. PURPOSE

The purpose of this petition is to allow use of the home at 1620 Grace as a group home for unwed mothers, with the property at 1616 serving as a parking lot and yard area for recreational purposes.

IV. SUMMARY

- Petition agrees with the Comprehensive Plan in that a group home is a permitted use in a Traditional Residential area.
- Petition agrees with the Zoning Ordinance in that operation of a group home is permitted in an R-3 Two-Family Residential District upon approval of a Conditional Use Permit by the City Council.
- Petition proposes the use of an existing home at 1620 Grace Street as a group home for unwed mothers, with the vacant lot at 1616 to be used for parking and recreational areas.
- The petition indicates a need for a facility in the area that provides care and a supportive environment for teenage mothers before and after the birth of their infants.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends a Traditional Residential land use for this area. Traditional Residential is applied to the City's older neighborhoods, generally built before Work War II and before the City was zoned. For many of the houses in these areas, lot sizes, setbacks, and/or building heights do not conform to the standards of the City's residential zoning districts. Infill residential development in these neighborhoods should be designed to complement the style and type of housing there and to use comparable setbacks, yards, and building heights. The proposed use of 1620 Grace Street as a group home will not include any exterior modifications to the home. It will involve addition of a gravel driveway and small parking area, with appropriate landscaping and screening. The additional four teenage mothers and their infants will not result in a significantly larger household than others now in the neighborhood.
2. **Zoning.** The subject property was annexed into the City in 1870. The property has been zoned residential since 1930. The existing R-3, Two-Family Residential, zoning was established in 1978 with the adoption of the current *Zoning Ordinance*.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed group home and parking area.
4. **Surrounding Area.** There have been three items requiring City Council approval in the immediate area:
8/10/82: The City Council approved a CUP for a tent to hold classes at Anderson & Smyrna Seventh-Day Adventist Church at 1510-1514 Grace Street.
3/14/89: The City Council approved a CUP for an adult care home at 1616 Grace Street. This home was demolished following a recent fire and is now the site proposed for the parking area and recreational uses.

6/14/94: The Council approved a CUP for construction of a 60-bed addition and refinishing of an existing parking lot at 1902 Grace Street (Guggenheimer Nursing Home).

5. **Site Description.** The subject property is bounded on all sides by residential uses, some duplexes and apartments, some rental units. Across the street at 1503 Grace, there is a commercial elderly housing facility. The two parcels at 1505 and 1517 Jackson Street are owned by the City.
6. **Proposed Use of Property.** The purpose of the CUP is to allow Elizabeth T. Diggs to use the existing home at 1620 Grace to offer not more than four (4) young mothers ages 12-21 a safe, homelike environment where they can complete and further their education while recovering from any trauma they may have suffered. While there are other homes in Lynchburg and the surrounding area that will take teen mothers, they will not accept the mother with her child. Staff with eight-hour rotations will maintain 24-hour supervision. The property at 1616 Grace, now a vacant lot, will provide adequate room for a gravel drive and parking lot, not to exceed 1000 square feet, and additional yard space for recreational use by the mothers and infants.
7. **Traffic and Parking.** The City Traffic Engineer has no comments of concern regarding the proposed group home. Section 35.1-56.1, Group Homes, of the Zoning Ordinance, requires that a minimum of two (2) parking spaces be provided for every group home, plus one (1) space for every eight (8) residents, or one (1) for every resident with a car, and one (1) space for every three staff members. Based on the petitioner's submitted narrative, a total of four (4) spaces will be required for the proposed group home. The narrative indicates that a driveway will be provided which will accommodate six vehicles. Residents will not be allowed to have personal vehicles with them while enrolled in the program. Group home staff will provide transportation for residents.
8. **Storm Water Management.** A storm water management plan will not be required because disturbed areas will not exceed 1,000 square feet.
9. **Impact.** The current submittal proposed the use of an existing residence as a group home for a maximum of four unwed teenage mothers with no more than one infant each, and at least one (1) staff member providing supervision at all times in an R-3 Two-Family Residential District. The adjacent vacant lot at 1616 Grace will be combined (the lotline will be vacated) and the lot used for parking and a recreational area.

The Planning Division has considered the potential impact on this facility on the surrounding neighborhood. Because the number of residents will be small (four) and their children will be infants, this proposal comes closer than most to resembling a family home similar to others in the area. Residents will be able to use the porch and yard for rest and relaxation with their infants. There will be no exterior changes to the home, so it will continue to resemble other homes in the area. The group home will have no visual impact on the neighborhood.

Further, the residents will not be allowed to have personal cars on the site; transportation for the mothers and infants will be provided by the facility. So, there will not be a noticeable increase in the number of vehicles on the street.

In the narrative, the proponents make a compelling case for the need for this home when they note that there are no other homes for unwed mothers in the area that provide care for both the mother and her infant after birth. The narrative also states:

The purpose of the L.M.J. Parenting and Family Development Center is to offer young mothers ages 12-21, a safe home like environment where they can find rest and rehabilitate from whatever life altering traumas, in addition to pregnancy, they may have faced. Further, the L.M.J. Parenting and Family Development Center will offer teen mothers the opportunity to complete and further their education through community links that have been established with alternative and higher educational facilities. Additionally, the management team has developed many positive community relationships with agencies such as the VA Baptist Perinatal Group, the Lynchburg Health Department, Central VA Community Services, the County Extension Offices, United Ways' Teen Parent Program, the Old Dominion Job Corps Program and by extension, Central VA community College, which will offer, cost free education to eligible residents. Finally the management team and staff of the L.M.J. Parenting and Family Development Center will equip residents with the basic tools necessary to become loving parents, good role models for their children, and employed self-sufficient members of society.

There is no time limit given for the projected length of stay for residents; the time is expected to vary, depending on how early in her pregnancy a resident arrives and how long it takes her to complete the program.

Section 35.1-56.1(b), Group Homes, of the Zoning Ordinance requires that, for residents over eighteen (18) years of age, an appropriately enclosed outside recreation area of not less than thirty (30) square feet per resident enrolled be provided. For residents eighteen (18) years or less, an enclosed recreation area of not less than seventy-five (75) square feet per resident is required. The facilities shown on the site plan meet these requirements.

10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on December 2, 2003. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.
 11. **Conditions.** According to Section 35.1-15 (f) of the Zoning Ordinance, the Planning Commission or City Council may impose any conditions deemed necessary or appropriate in approving a CUP.
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to the City Council approval of the petition of Elizabeth T. Diggs for a conditional use permit at 1616-1620 Grace Street for the use as a group home for unwed mothers subject to the following conditions:

1. **The property will be developed in substantial compliance with the site plan dated December 22, 2003.**
2. **A vegetative buffer shall be provided around the perimeter of the property to screen the group home from adjacent properties.**
3. **No more than four (4) clients and four (4) infants, with supervision, will occupy the residence at any one time.**
4. **The building will meet all building code requirements as determined by the Inspections Division.**
5. **No signs shall be permitted on the property indicating the use as a group home.**
6. **A subdivision plat will be submitted and approved vacating the interior lot line.**
7. **Parking for staff and visitors shall be in the driveway and/or parking area, not on the street.**

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejarnette, Fire Marshal
Ms. Judith C. Wiegand, AICP, Senior Planner
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Karl Cooler, Building Commissioner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Environmental Planner
Ms. Elizabeth T. Diggs, Petitioner/Representative

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern**
(see attached map)
2. **Vicinity Proposed Land Use**
(see attached map)
3. **Site Plan**

(see attached site plans)

4. Narrative

(see attached narrative)

MINUTES FROM THE JANUARY 14, 2004 MEETING.

Petition of Elizabeth Diggs for a Conditional Use Permit at 1616-1620 Grace Street to operate a group home for unwed mothers in an R-3, Two-Family Residential District.

Mr. Martin explained that this petition was for a group home for up to four unwed mothers, ranging in age from 12 to 21, and their infants. He noted that the narrative submitted indicated that the facility would be supervised on a 24-hour per day basis, parking for the facility would be in a five-space parking area directly adjacent to the group home, residents would not be allowed to have a car while staying at the facility, and all transportation needs for residents would be provided by the operators of the facility. He said that the petition as submitted was in compliance with the Comprehensive Plan, which recommended a traditional neighborhood use for the area, and the proposal met all of the development standards of the Zoning Ordinance. Mr. Martin added that it was the opinion of the Planning Division that the group home would have little to no adverse impact on the area and the Planning Division recommended approval of the proposed group home.

Ms. Elizabeth Diggs, 1709 Arkansas Avenue, Lynchburg, was the petitioner for this request. Ms. Diggs explained that she had been before the Planning Commission in 2003 with a similar proposal for 1709 Arkansas Avenue. She added that even though the Planning Commission supported her earlier petition, the City Council denied that request. Since that time, Ms. Diggs said, she had found what she thought was a better location for the group home. She said the existing house was a very large structure that had been remodeled and was in good condition. Ms. Diggs noted that there was just under one acre of land which would accommodate enough parking in an adjoining gravel lot for five vehicles.

Ms. Rachel Kren, 4417 Montgomery Road, spoke in favor of the petition. Ms. Kren explained that she worked at Central Virginia Community Services as a Teen Parent Program Coordinator. She said teen mothers needed a safe environment in which to reside, and the program would help these young ladies with their parenting skills and their education.

Mr. Bob Brown, 1411 Madison Street, represented Diamond Hill Associates, owners of 1700 Grace Street. Mr. Brown voiced concerns about the proposed group home. He said this location was not a safe area for young mothers due to the high drug use. He said the parking lot should be landscaped from view, and asked if four people would be the maximum number of residents, or would there eventually be more young women accepted.

Ms. Diggs gave a rebuttal and added that she appreciated Mr. Brown's concerns. Ms. Diggs told the Commission that they were concerned about the high drugs and crime present in this neighborhood. However, she said, they were more concerned about getting these young ladies off the street and giving them a safe place to live within a 24-hour-a-day protected environment. She explained that the parking lot would be landscaped and made more attractive. Ms. Diggs concluded by saying there would be no more than four young mothers living in the home at one time.

Mr. Jim Carrington, 1411 Madison Street, Diamond Hill Associates, asked if there would be a full-time resident at the facility to keep this drug activity from occurring.

Ms. Diggs responded that there would be three staff members each working 8-hour shifts, for 24-hour a day supervision.

Commissioner Worthington asked what would happen to a resident if she began causing problems at the facility or if a visitor coming to see her brought her drugs.

Ms. Diggs said a visitation list would be created by the entity that sent the mom to the home, and no one would be allowed to visit if their name was not on the list. She said there would be random drug testing of all residents. If there was a positive test, she explained, then the client would be dismissed from the home.

Chair Dahlgren asked about funding for the home.

Ms. Diggs said they were a for profit organization with funding coming from federal, state, and local governments. She added that there was no charge to the individuals who resided at the home.

Commissioner Echols asked Ms. Diggs' why her previous petition for a group home on Arkansas Avenue had been turned down by City Council.

Ms. Diggs said the primary reasons were that the street ended in dead-ends in both ends, the street width, and the small size of the yard. She said there was also a question about accessibility of emergency vehicles to the site.

Commissioner Hamilton asked how much of the girls' day would be spent out of supervision.

Ms. Diggs said during the school year the girls would be in some type of school setting. She continued by saying that there were several agencies that would work with the girls, such as Alliance for Families and Children. She said they would try to provide the girls with some social skills and etiquette, so the majority of their recreation time would be spent outside of the Grace Street area.

Commissioner Moore asked about the magnitude of teen pregnancies in the area and what other group homes were available for teen moms.

Ms. Diggs said statistics from 2001-2002 show that one-third of all infants born in Lynchburg were to teen girls between the ages of 11 and 19 years old. She said the closets after-birth facility to this one was in Petersburg, VA.

Commissioner Pulliam said he was concerned about increasing the number of residents in the future.

Ms. Diggs said the number of residents would not increase due to state regulations. She said there could only be one mother in each bedroom.

Chair Dahlgren said he had contacted the Lynchburg Police to check the crime activity for that area. He said in two years in the two blocks of that area, there had been 324 calls to this neighborhood, which included disorderly conduct, drug offences, domestic violence, run away juveniles, assaults, shots fired, burglaries, threats and harassment, and drunk in public. He said he sympathized with what Ms. Diggs was trying to do, but he was concerned about the security of the young ladies who would be staying at the home. Chair Dahlgren asked if the parking lot would be lit and if the recreational area would be fenced? He asked about the qualifications of the staff and if there was only one supervisor on site and an emergency occurred.

Ms. Diggs said it was a state regulation that there be flood lights around the property, and added that the recreational area would be fenced in. She said chief administrative officer and the program director had to have two years of experience in Social Work and two years of experience in a group home environment, while the case manager only had to have two years of experience in Social Work. She added that the residential staff had to have at least one year of experience working with at risk children or in a group home environment.

Ms. Diggs explained to the Commission that there was a required one to six ratio of staff to residents, so if all the residents were on site, there would have to be two staff people on site as well. She continued by saying that if there was only one staff person on site and an emergency occurred, the protocol would be for the staff member to call 911 then contact the on-call staff member. She said if the emergency vehicle picked up the ill resident before the on-call staff member arrived at the home, then all residents must go with the on-duty staff member to the emergency room. The on-call staff member would then meet the group at the emergency room and take everyone back to the home while the on-duty staff member stayed with the patient. Ms. Diggs said the residents of the home were never left there without supervision.

Commissioner Echols asked what would happen to the back section of the lot.

Ms. Diggs said the lawn would be mowed and kept neat. She said the entire yard, with the exception of a small portion that dropped down at the back, would be fenced and lighted.

Commissioner Hamilton asked how long the mothers would be allowed to stay. She asked if there would be recreational equipment for the children.

Ms. Diggs said the amount of time the mothers would be allowed to stay would be determined by the Social Services or placing agency. She added that there would be recreational equipment for the children.

Commissioner Flint asked if the mothers had families in the area and would they go back to their families when they leave the home.

Ms. Diggs said they would try to keep families together with the permission of Social Services. She added that the families were allowed to participate in the programming available through the home.

Commissioner Echols asked what the advantage was for having the home in the city vs. out in the county.

Ms. Diggs said the close proximity of programs available in Lynchburg was the advantage of locating in the city.

Commissioner Pulliam said due to the heavy problems in the proposed area, he did not think this petition was in the best interests for the mothers. He made the following motion, which was seconded by Commissioner Echols:

“That the Planning Commission deny the Petition of Elizabeth Diggs for a Conditional Use Permit at 1616-1620 Grace Street to operate a group home for unwed mothers in an R-3, Two-Family Residential District.”

Commissioner Flint suggested to the Planning staff that the petitioner be required to landscape the area with the types of vegetation approved by the police department for crime prevention purposes.

Mr. Martin said this site would be suitable for Crime Prevention Through Environmental Design – CPTED. However, he said, what the Zoning Ordinance required and what was actually suitable for the site were very different. He explained that a CPTED design focused on creating areas to discourage crime. Mr. Martin added that normal landscaping requirements for a parking area was five percent, and they would probably be required to plant shade-type trees rather than evergreen trees.

Chair Dahlgren pointed out that the lot would be fenced and the play area and equipment would also be fenced, and there would be lights in the parking lot and on the property.

Mr. Martin said these items could be added as conditions to the CUP.

Chair Dahlgren said he had some reservations about the petition. He said he sympathized with Ms. Digg's project, but was concerned about the crime situation.

Commissioner Worthington said these girls were already living in high crime areas and would be better off in this location than not having any place to go. He said even though this was not an ideal situation, these girls will at least have some kind of chance for a better life.

Commissioner Moore noted his agreement with Commissioner Worthington's comments, and added that this group should not be penalized for the high crime in the neighborhood. He said this site was much better than the previous site Ms. Diggs brought before them and voiced his support of the petition.

Commissioner Hamilton voiced her agreement with Commissioner Worthington, also. She said there is something to be said for supervision and making sure these girls get good prenatal care for their babies.

Commissioners voted on the motion on the table, which failed by the following vote:

“That the Planning Commission deny the Petition of Elizabeth Diggs for a Conditional Use Permit at 1616-1620 Grace Street to operate a group home for unwed mothers in an R-3, Two-Family Residential District.”

AYES:	Pulliam	1
NOES:	Dahlgren, Echols, Flint, Hamilton, Moore, Worthington	6
ABSTENTIONS:		0

Commissioner Worthington made the following motion, which was seconded by Commissioner Flint and passed by the following vote:

“That the Planning Commission approve the Petition of Elizabeth Diggs for a Conditional Use Permit at 1616-1620 Grace Street to operate a group home for unwed mothers in an R-3, Two-Family Residential District, with the following conditions:”

1. The property will be developed in substantial compliance with the site plan dated December 22, 2003.
2. A vegetative buffer shall be provided around the perimeter of the property to screen the group home from adjacent properties.
3. No more than four (4) clients and four (4) infants, with supervision will occupy the residence at any one time.
4. The building will meet all building code requirements as determined by the Inspections Division.
5. No signs shall be permitted on the property indicating the use as a group home.
6. A subdivision plat will be submitted and approved vacating the interior lot line.
7. Parking for staff and visitors shall be in the driveway and/or parking area, not on the street.
8. The entire property will be lighted.
9. The parking lot will be lighted.
10. The entire property will be fenced.
11. The play area shall be fenced and shall contain playground equipment.
12. The landscaping plan shall comply with “CPTED” principles.”

AYES:	Dahlgren, Echols, Flint, Hamilton, Moore, Worthington	6
NOES:	Pulliam	1
ABSTENTIONS:		0

GROUP HOME

1616, 1620 Grace Street

Val. Map # 025-45-008/9

Conditional Use Permit Request

Petitioner: Elizabeth Diggs

MAP PREPARED BY

THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

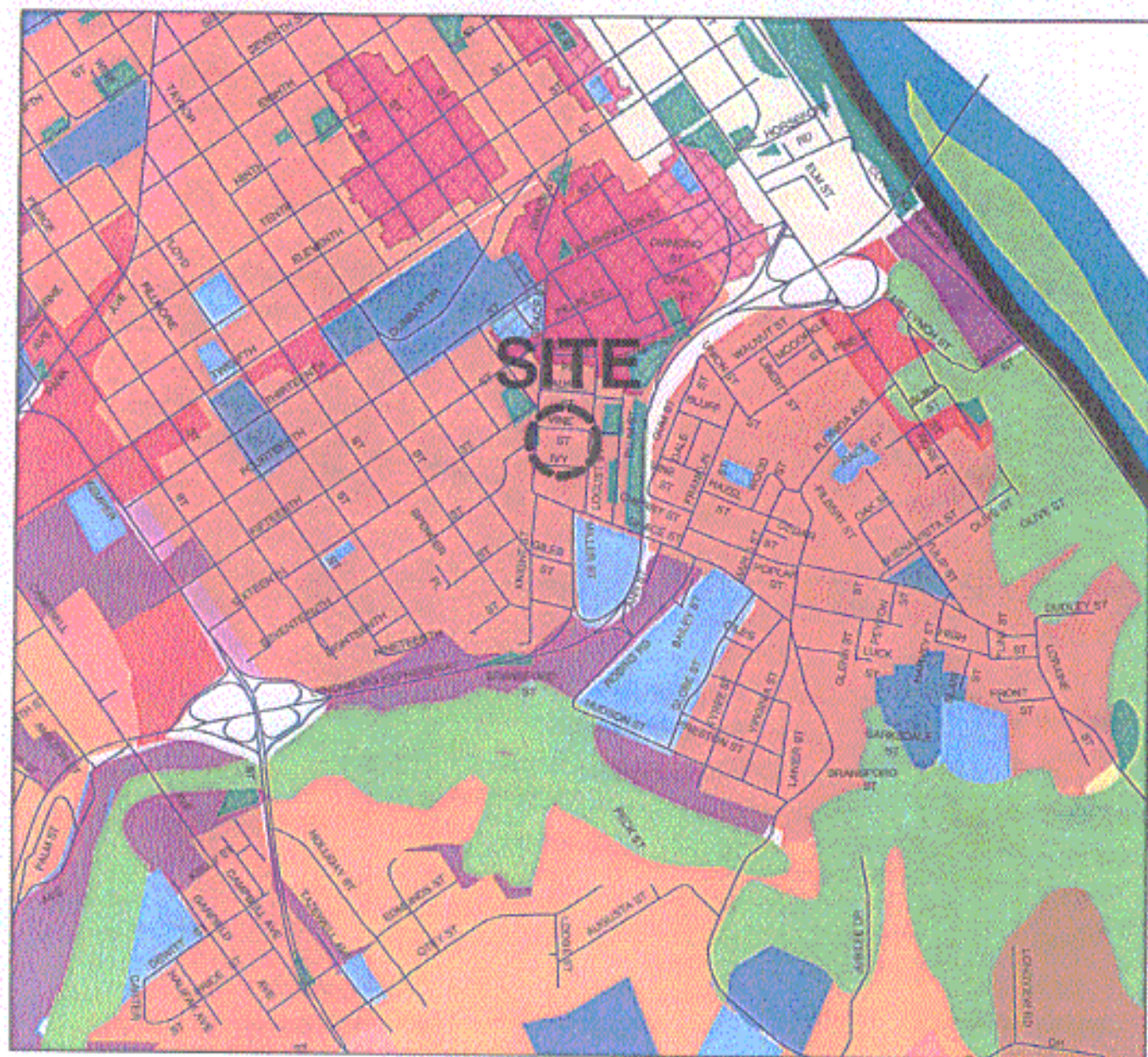


Subject Property



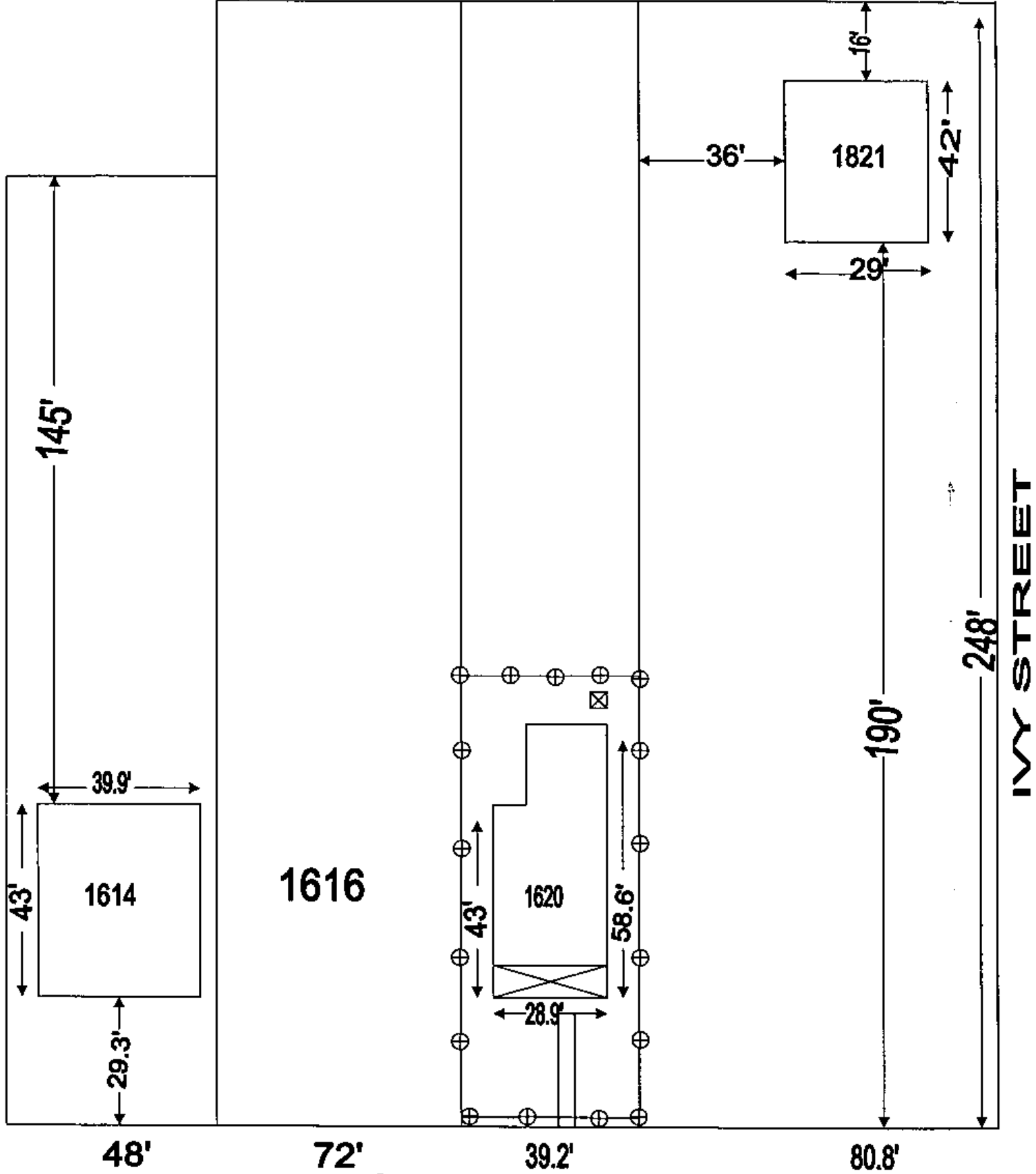
200 ft Radius





GROUP HOME 1616, 1620 GRACE STREET LAND USE PLAN





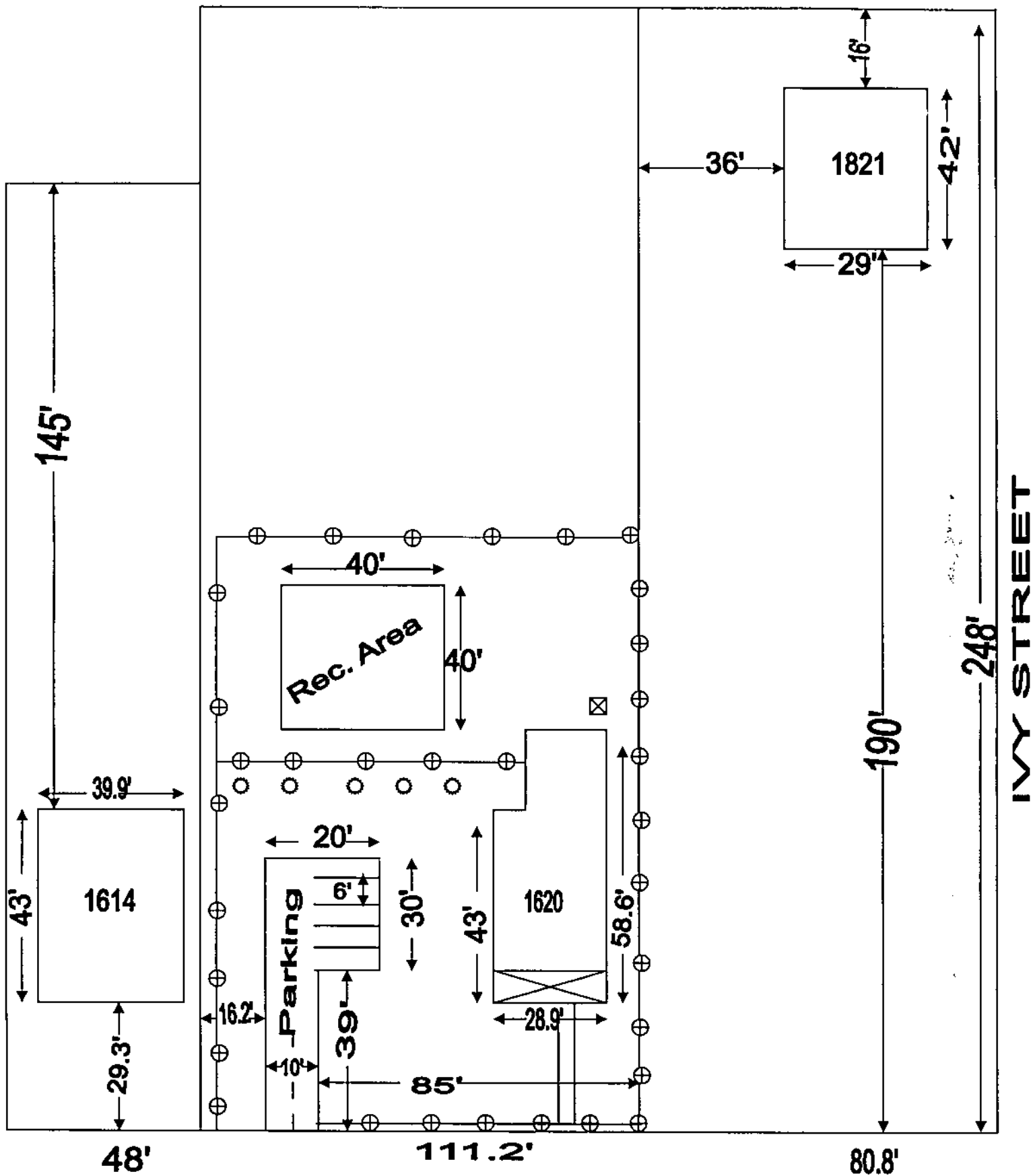
- ⊕ - Fence
- ⊗ - Tool Shed

GRACE STREET

Scale 1" = 30'

SITE PLAN

EXISTING CONDITIONS



Vacated

GRACE STREET

Scale 1" = 30'

SITE PLAN

Lot at 1616 now the same as 1620

Date: 12/22/03

⊕ ⊕ - - Fence

○ ○ - - Bush

**REAVES-DIGGS, PARHAM &
ASSOCIATES, LLC.**

**P.O. BOX 2513
LYNCHBURG, VA 24501
434-851-2069
LMJPFDC@AOL.COM**

RESPONSE TO TRC RECOMMENDATIONS

REAVES-DIGGS, PARHAM & ASS., LLC

"BRINGING LIVES TOGETHER ONE TINY FOOTSTEP AT A TIME"

REQUEST FOR A CONDITIONAL USE
PERMIT BY REAVES-DIGGS, PARHAM &
ASS.,LLC. FOR 1616 & 1620 GRACE STREET
TO DEVELOP AND IMPLEMENT THE
L.M.J. PARENTING AND FAMILY
DEVELOPMENT CENTER OF CENTRAL VA.

PROGRAM DESCRIPTION

- 1) **The purpose of the L.M.J. Parenting and Family Development Center.** The purpose of the L.M.J. Parenting and Family Development Center is to offer young mothers ages 12-21, a safe home like environment where they can find rest and rehabilitate from whatever life altering traumas, in addition to pregnancy, they may have faced. Further the L.M.J. Parenting and Family Development Center will offer teen mothers the opportunity to complete and further their education through community links that have been established with alternative and higher educational facilities. Additionally, the management team has developed many positive community relationships with agencies such as the VA. Baptist Perinatal Group, the Lynchburg Health Department, Central VA. Community Services, the County Extension Offices, United Ways' Teen Parent Program, the Old Dominion Job Corps Program and by extension, Central VA. Community College, which will offer, cost free education to eligible residents. Finally the management team and staff of the L.M.J. Parenting and Family Development Center will equip residents with the basic tools necessary to become loving parents, good role models for their children, and employed self-sufficient members of society.
- 2) **An indication of the need for such a home in this area.** There are several homes in Lynchburg and the surrounding areas that will take teen mothers. However these homes will not accept the teen mother and her child. The Miriam's House will accept teen parents only after they have been emancipated. The Liberty God Parents Home serves teen mothers during pregnancy but does not provide aftercare. The L.M.J. Parenting and Family Development Center will be the only one of it's kind in this region. The closest after-care parenting group home is the Alpha Home located in Petersburg, VA. Statistics for 2001-02 indicate that 1/3 of all births were to teen mothers. There is a staggering need that has to be addressed in our area. We need to inform teens before pregnancy occurs and educate those who have already crossed the threshold into parenthood.
- 3) **What arrangements will be made for parking on the site.** A drive way will be provided which will accommodate six vehicles. Residents will not be allowed to have personal vehicles with them while enrolled in the program. L.M.J. P.F.D.C. staff will provide transportation.
- 4) **Maximum number of residents.** The maximum number of resident's will be four teen parents and four infant children (four mother child units).
- 5) **Whether any of the clients may have other children and arrangements for them.** Residents will not be allowed to have more than one child/infant while enrolled at the L.M.J. Parenting and Family Development Center. A teen mother who already has a child and is pregnant with a second will not be eligible for services through our program at this time.

- 6) **The number of staff (indicating whether each will be a resident in the home or not). There will be six staff members employed; three full-time and three part-time staff. Staff will not maintain residence in the group home facility. Staff with eight-hour rotations will maintain 24-hour supervision.**
- 7) **Any applicable state health department regulations or other regulatory licensing for group homes shall be met. This process has been regulated by the State Department of Social Services. Requirements will be met to have health and sanitation inspections completed once we have received a decision as to whether or not we will receive a conditional use permit.**
- 8) **For residents under eighteen years of age, an outside recreation area of not less than 75 square feet for each resident shall be provided. Land is $111 \times 248 = 27,528 \div 8$ (residents under 18) = 3,441 square feet per resident.**

Thank you,

Elizabeth T. Reaves-Diggs

Gregory A. Parham

RDP & Ass., LLC

Response to Erosion/Sediment/ and Stormwater Management:

Attention Mr. Kent White:

1. **The size and type of parking area that will be used for the facility. The type of driveway that will be used will be a gravel drive. The size of the lot will not exceed 1000 square feet. Mulch and shrubbery will provide an aesthetically pleasant barrier between the driveway and the neighboring property. Please review the site plan for a visual description of the proposed driveway.**

Thank you,

Elizabeth T. Reaves-Diggs

Gregory A. Parham

RDP & Ass., LLC

Response to Neighbor Services

Attention Mr. Art Tolley:

- 1) **Submit a narrative as to how the proposed group will be set up for operation, such number of clients that will reside on premises etc.**

Please reference pages 2 and 3 for a description of the L.M.J. Parenting and Family Development Center.

- 2) **Subdivision plat will have to be submitted to the City Planner's office to incorporate both lots into one parcel.**

This step has been completed.

- 3) **Show on site plan the proposed parking area.**

Parking area has been shown on site plan.

- 4) **Show on site plan the location of the proposed recreation area; include the fenced area, as children will live on the premises.**

Site plan is inclusive of this requirement.

- 5) **Show on site plan what existing vegetation will remain on site and vegetative evergreen buffer for parking and play area.**

Site plan is inclusive of this requirement.

Thank you,

Elizabeth T. Reaves-Diggs

Gregory A. Parham

RDP & Ass., LLC

City Planning and Development

Attention Mr. Tom Martin

- 1) **The petitioner shall submit a narrative describing the project, including the purpose of the home, the maximum number of unwed mothers and children who will reside in the home at any one time, the staffing levels, parking arrangements, transportation provisions for the residents, that no exterior modifications to the house are proposed, and any other information that may be necessary to explain the proposed home to City officials and the public.**

Please see the program description on pages 2 and 3.

"That no exterior modifications to the house are proposed" There will be no exterior modifications to the home. Paint will be applied as necessary to keep the house in good condition and aesthetically pleasing to the neighborhood.

- 2) **The petitioner shall submit a petition to vacate the lot line between the two parcels of land (1616 Grace and 1620 Grace Street)**

This has been submitted.

- 3) **In addition to the information included on the current site plan, the revised site plan shall show:**

The location of adjacent properties and any structures thereon. The location of the required parking spaces and driveway.

Please see the site plan.

- 4) **The petitioner shall consult with Ken White, Environmental Planner to determine the best management practices for stormwater management on the site.**

Mr. White has been consulted.

Thank you,

Elizabeth T. Reaves-Diggs

Gregory A. Parham

RDP & Ass., LLC